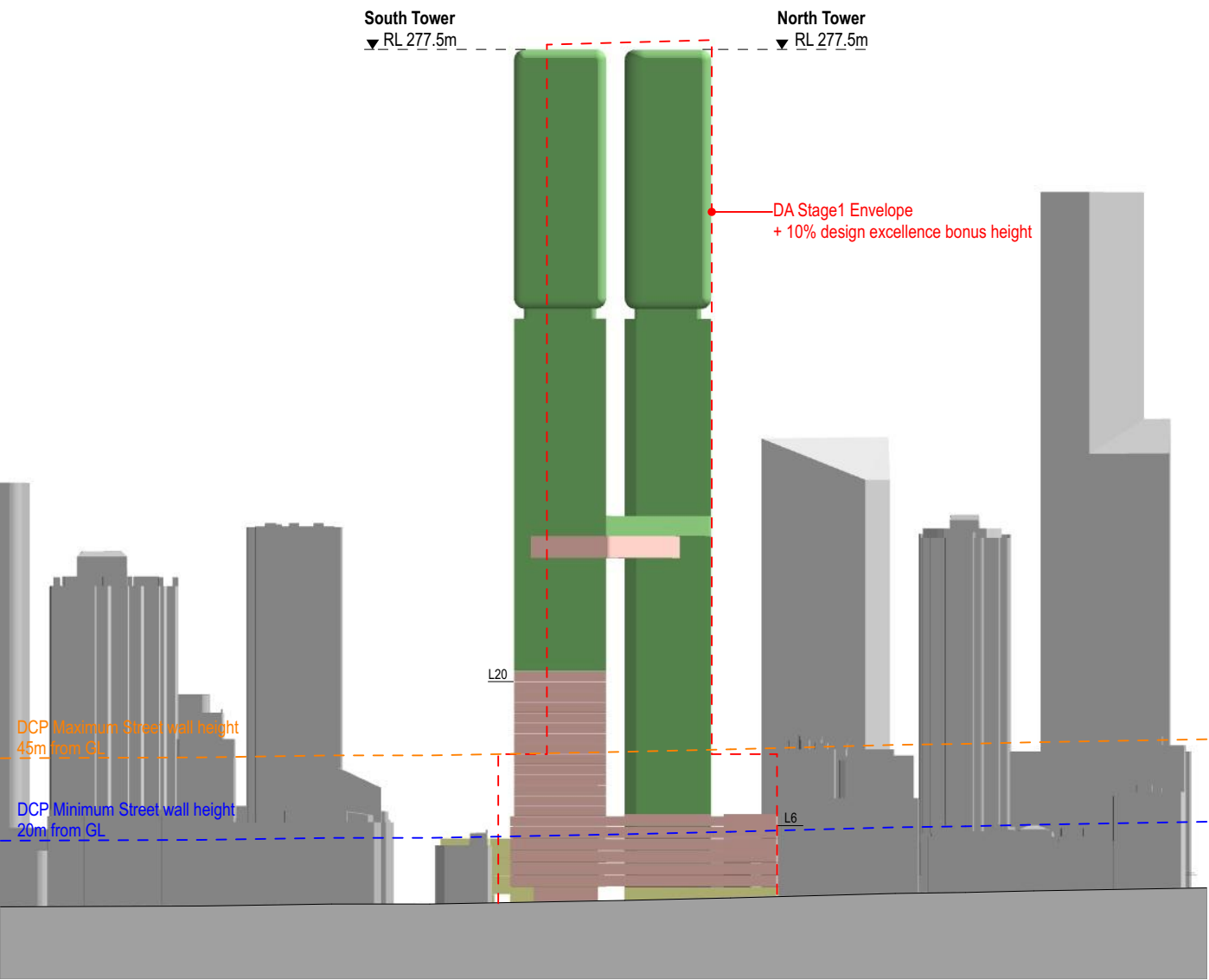
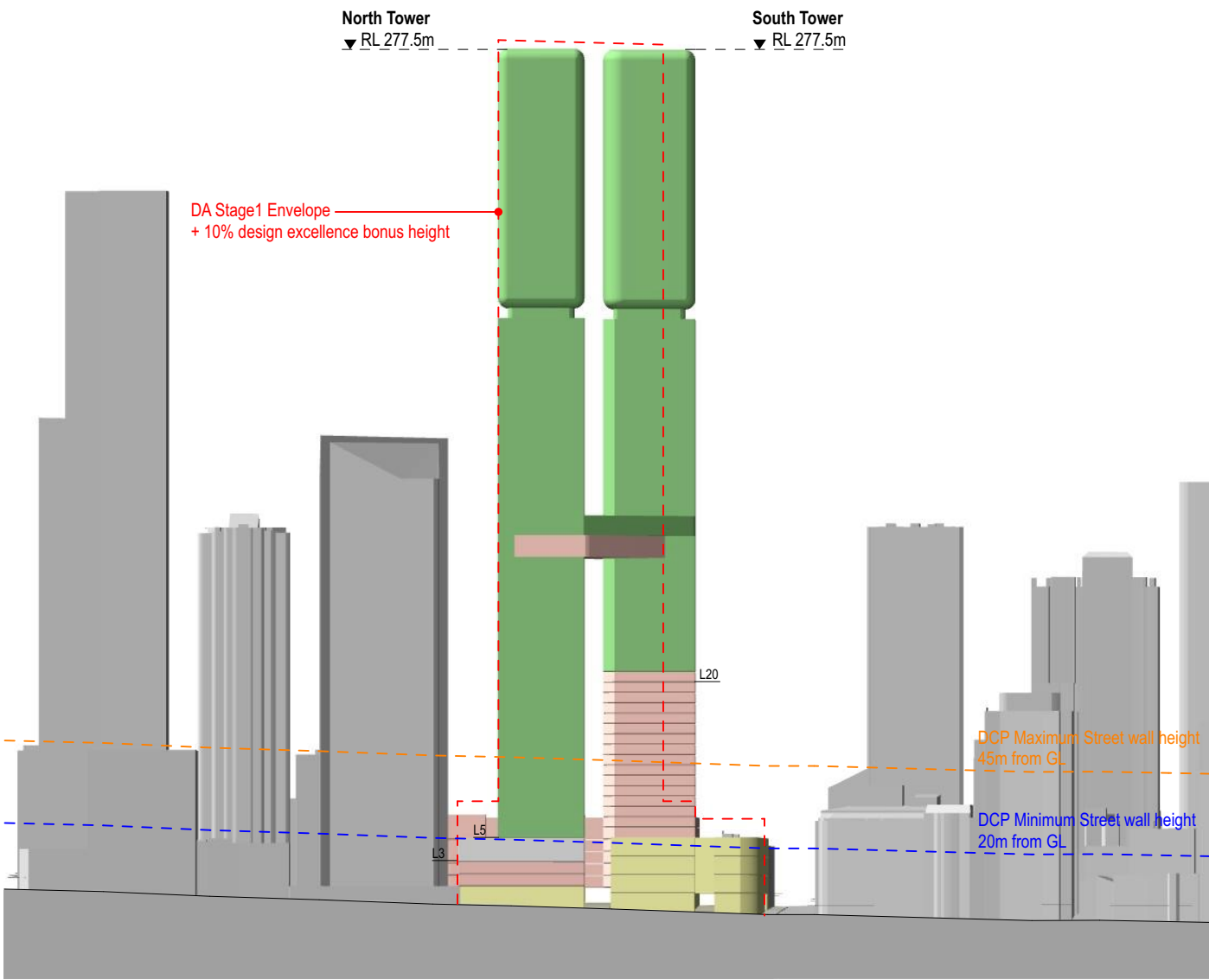


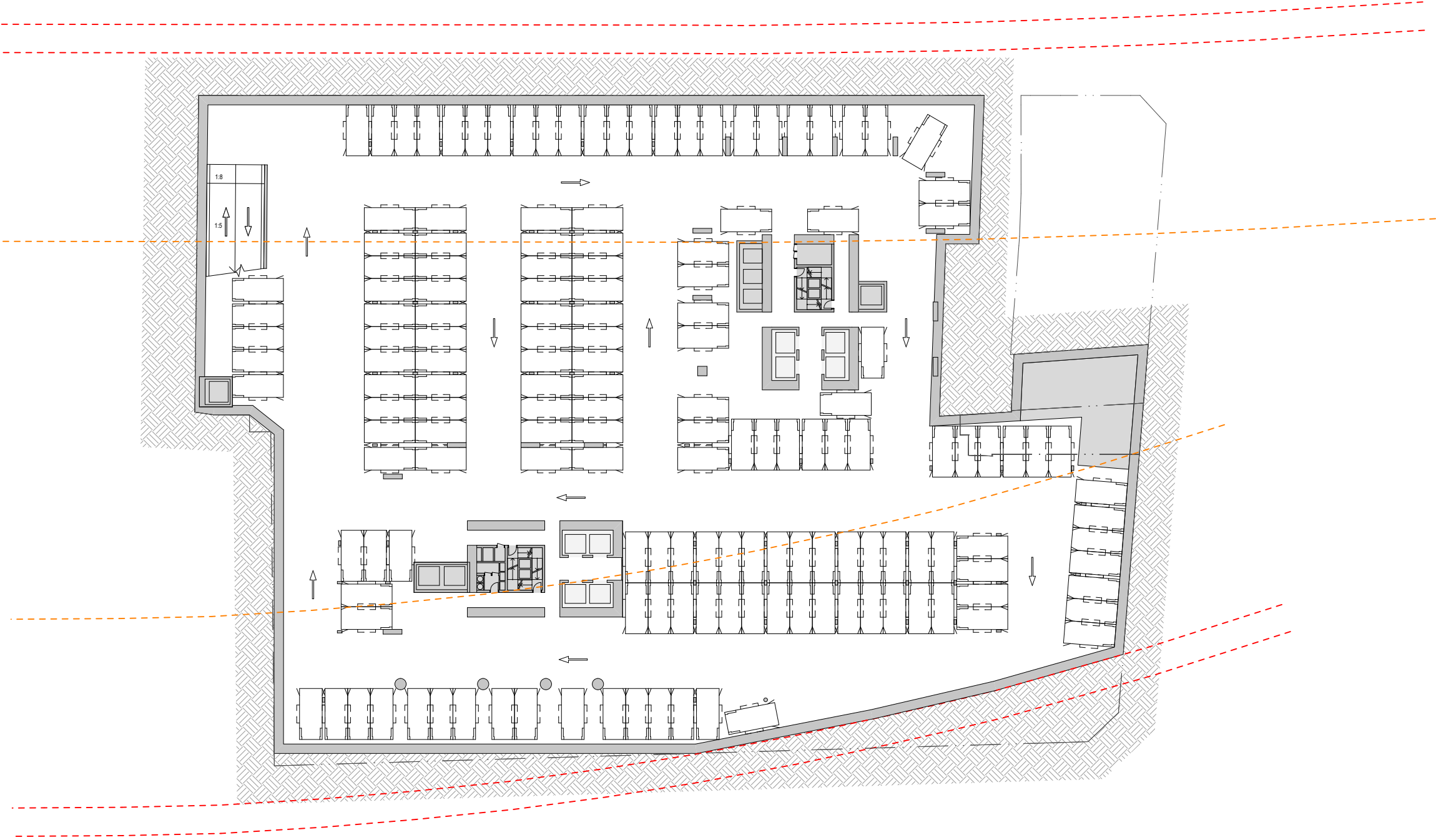


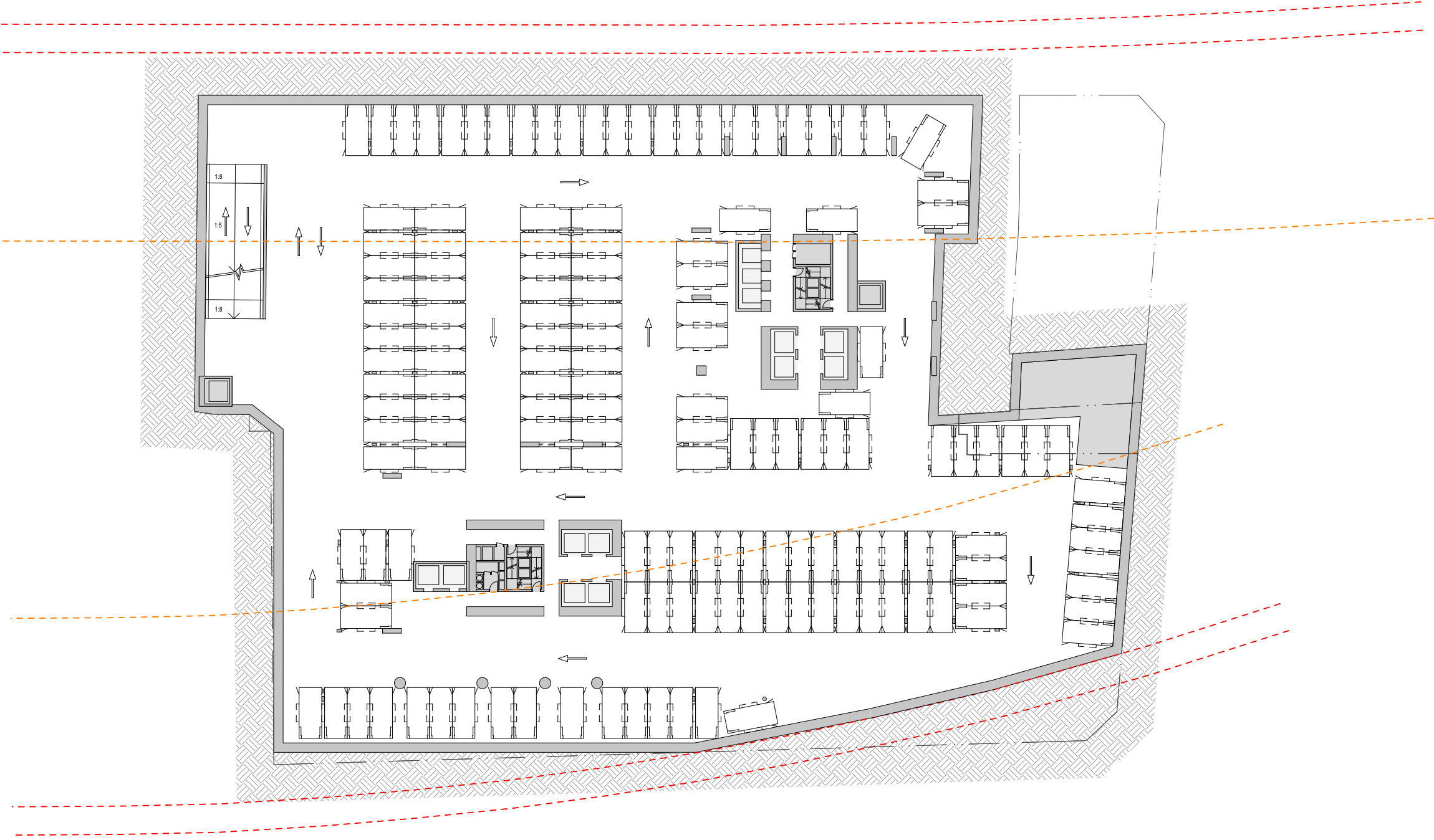
Castlereagh Street Elevation

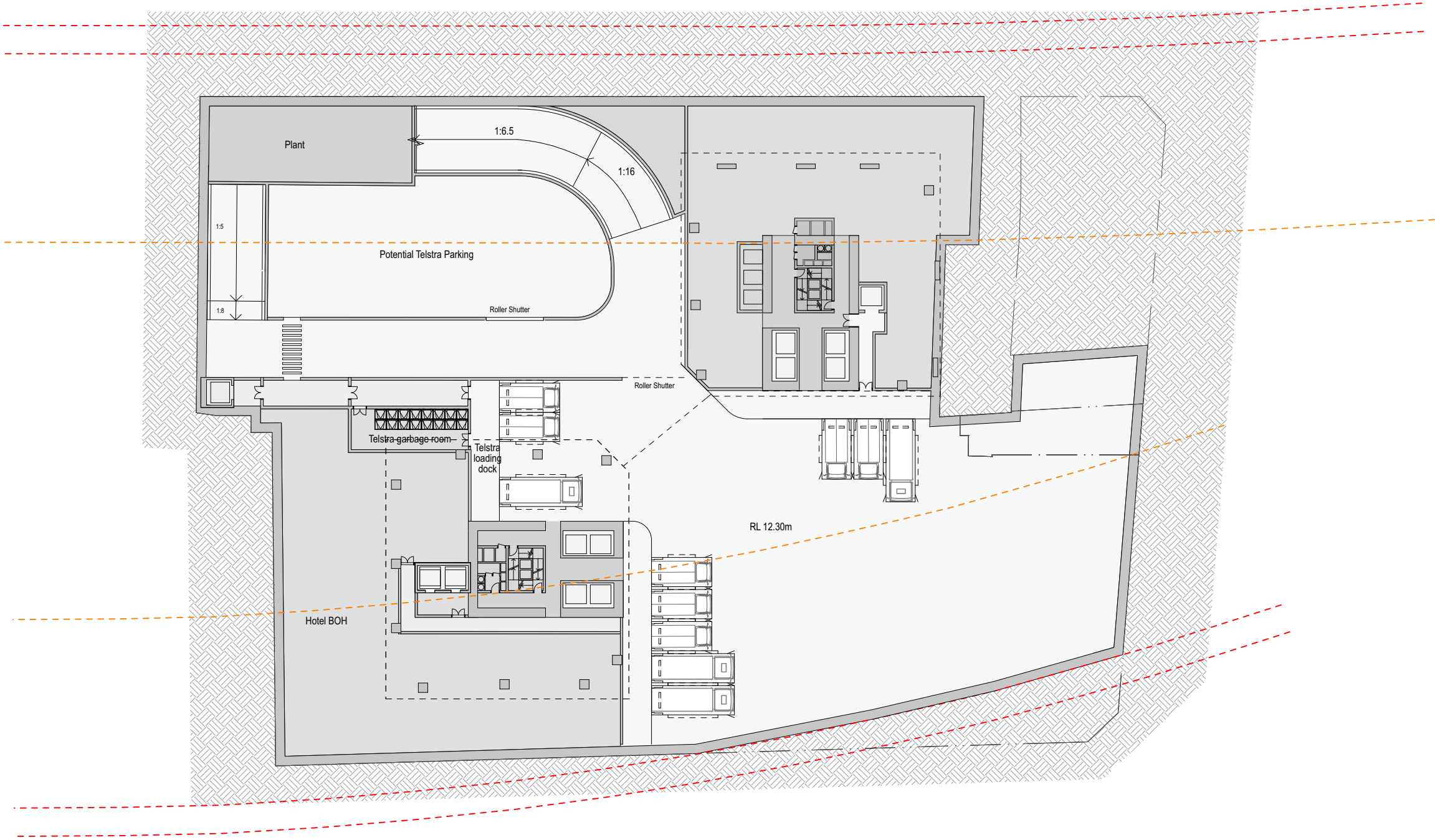


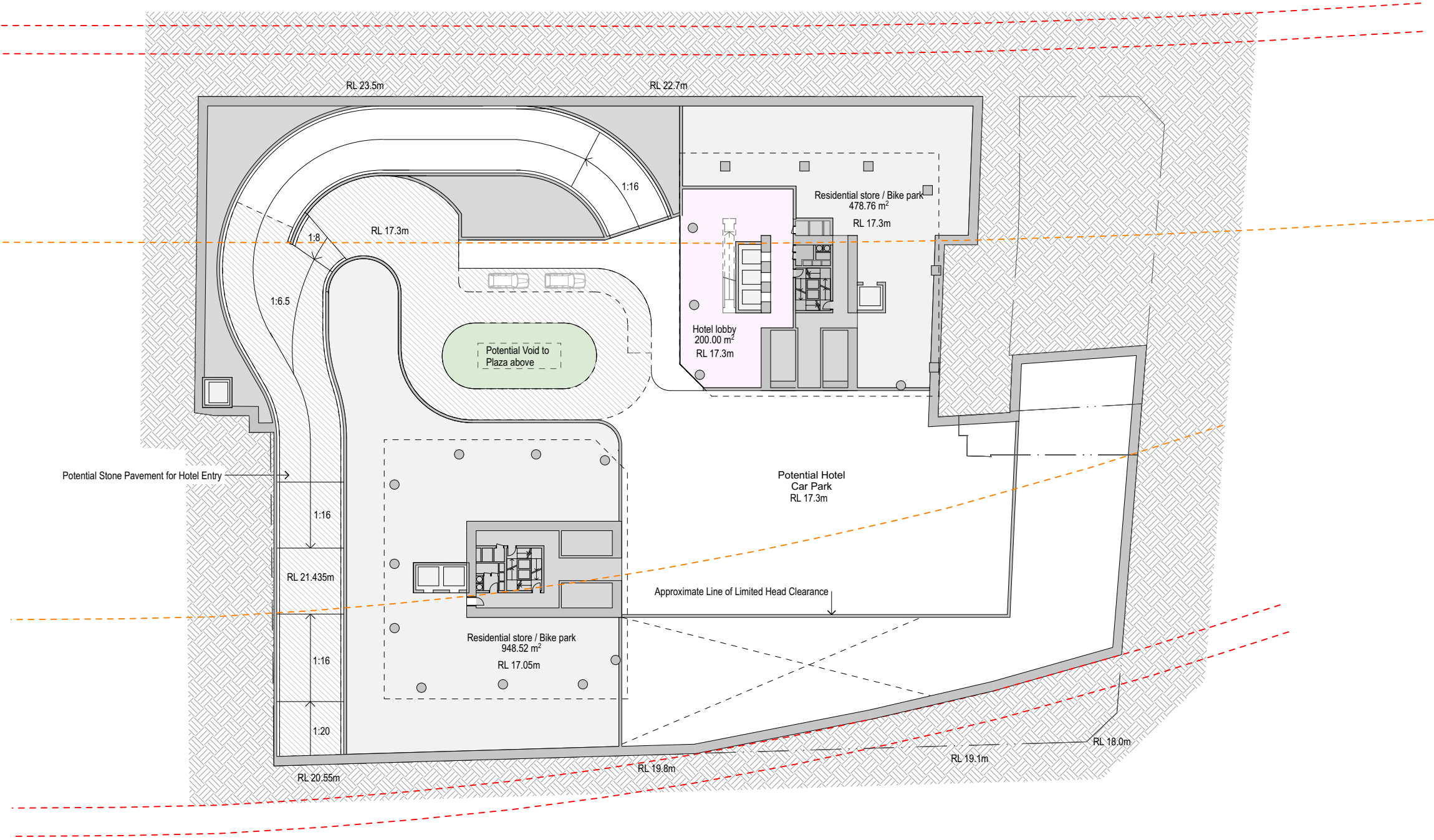
Pitt Street Elevation

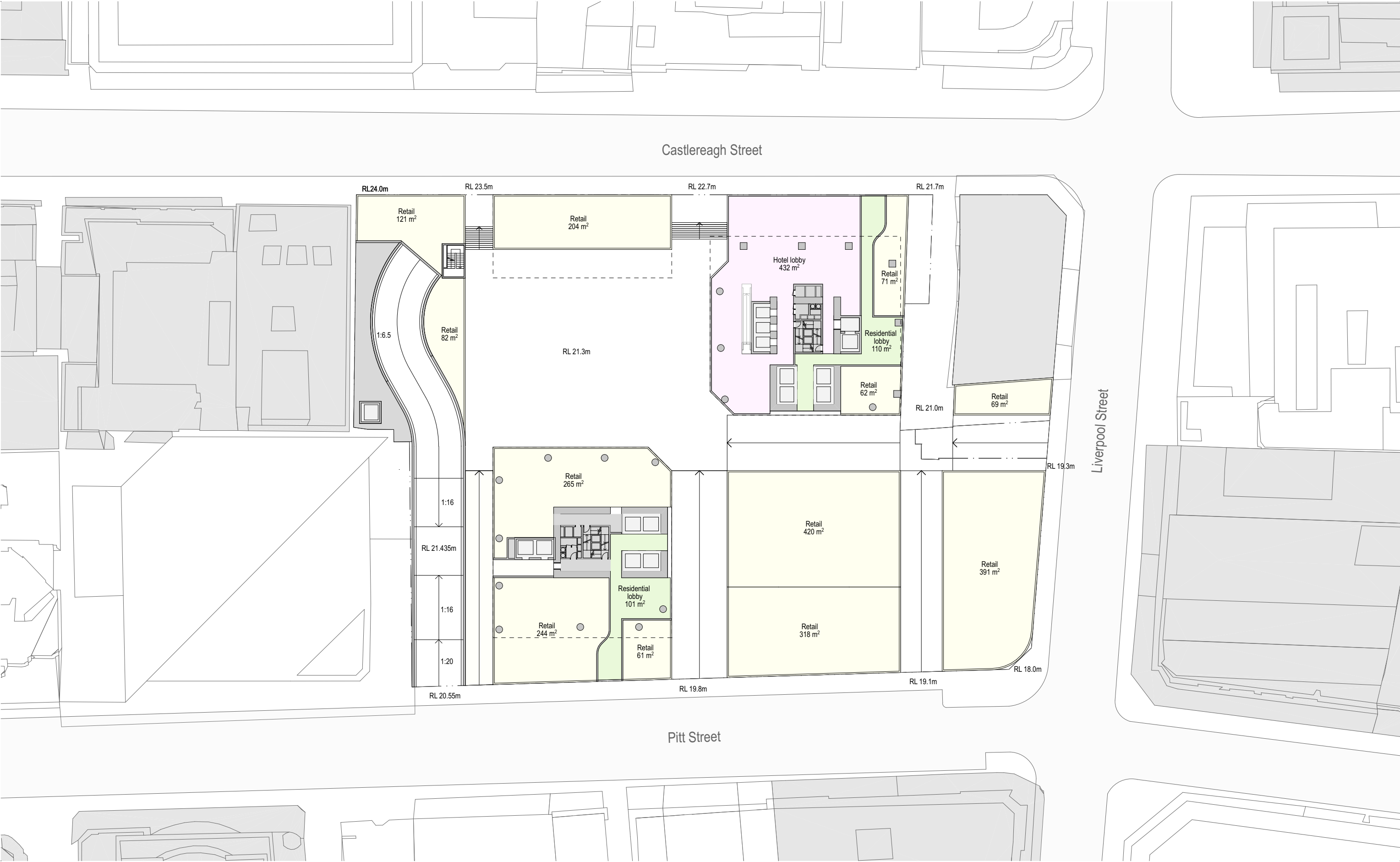
- Residential
- Hotel
- Retail
- Plant

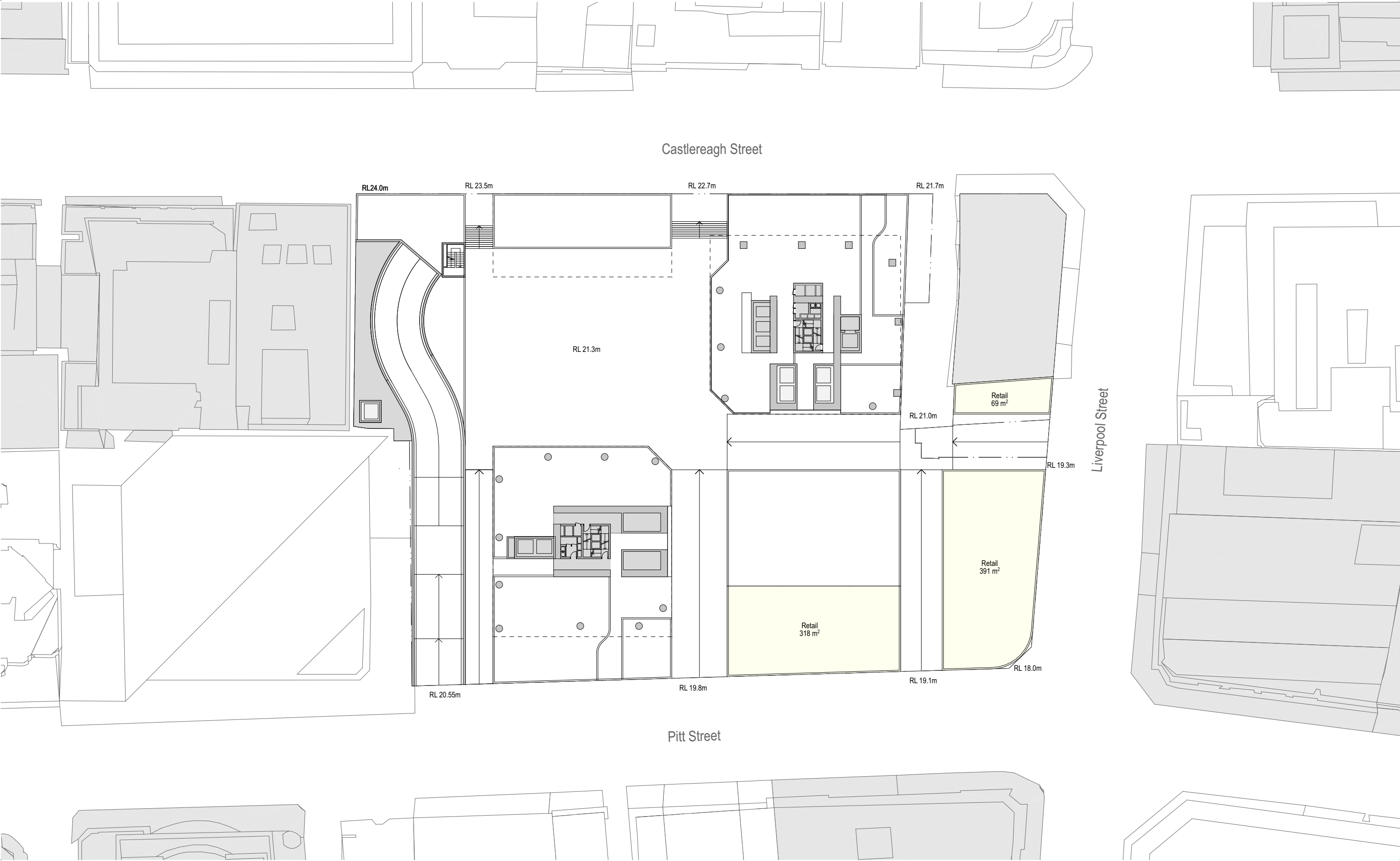


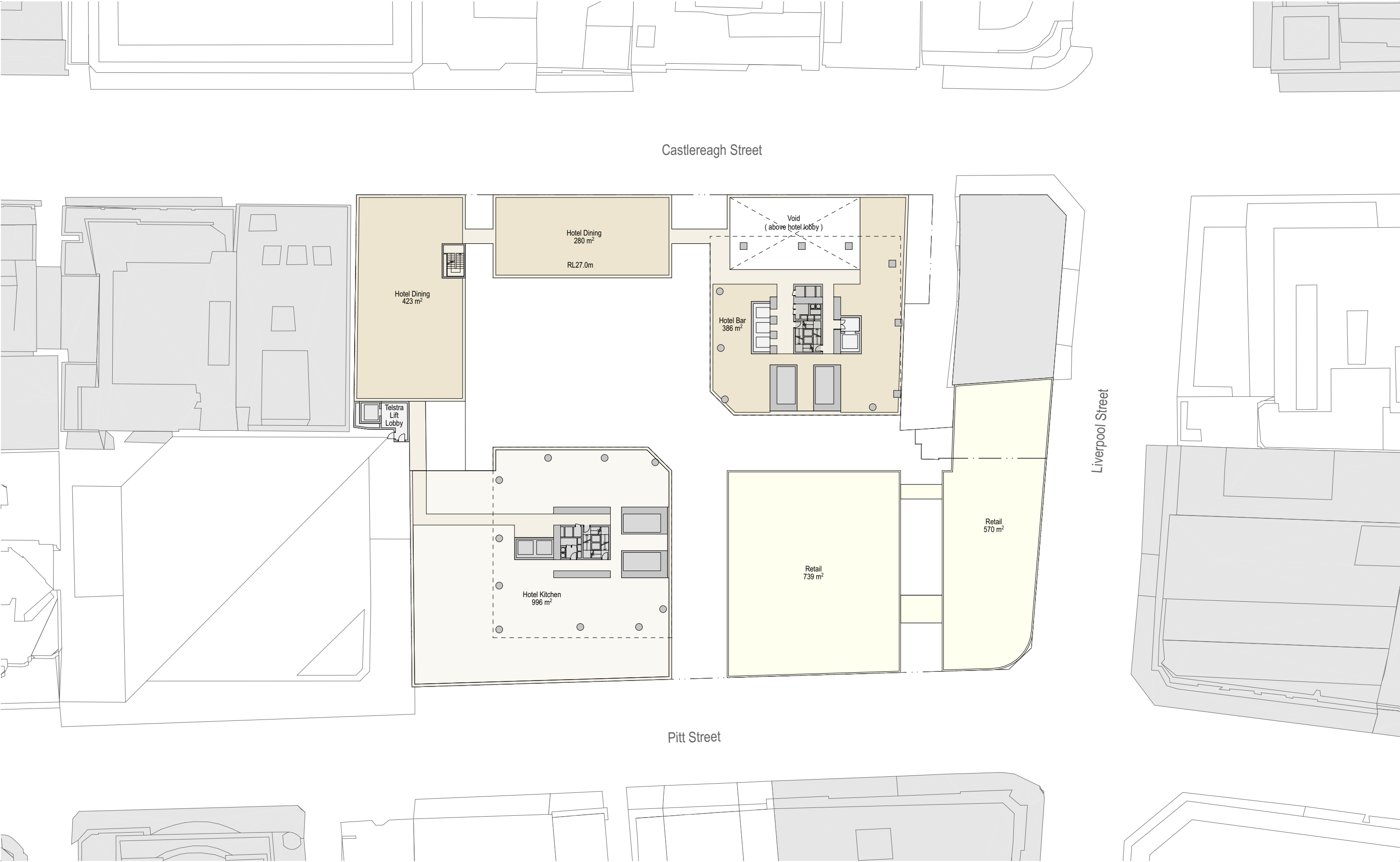


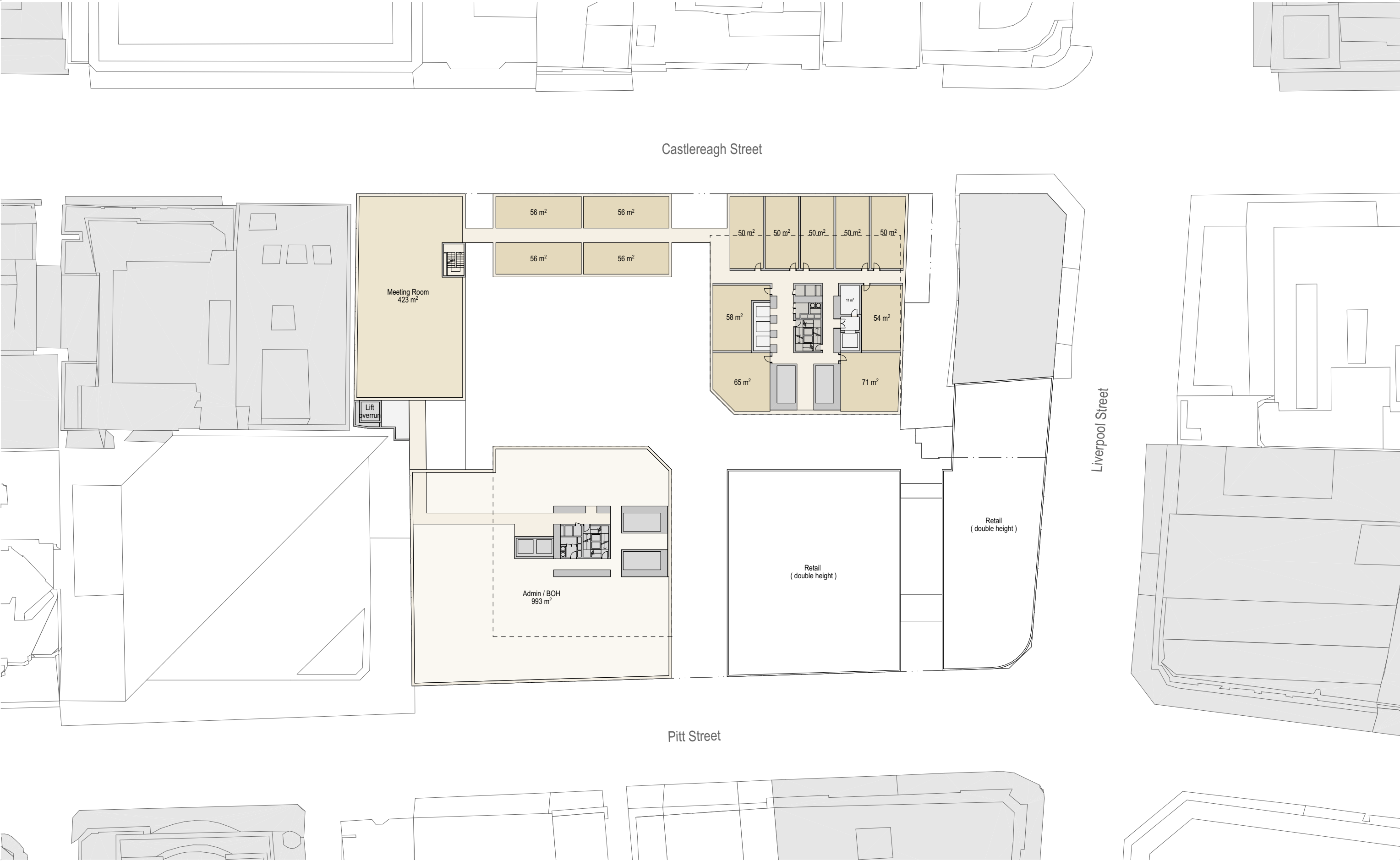


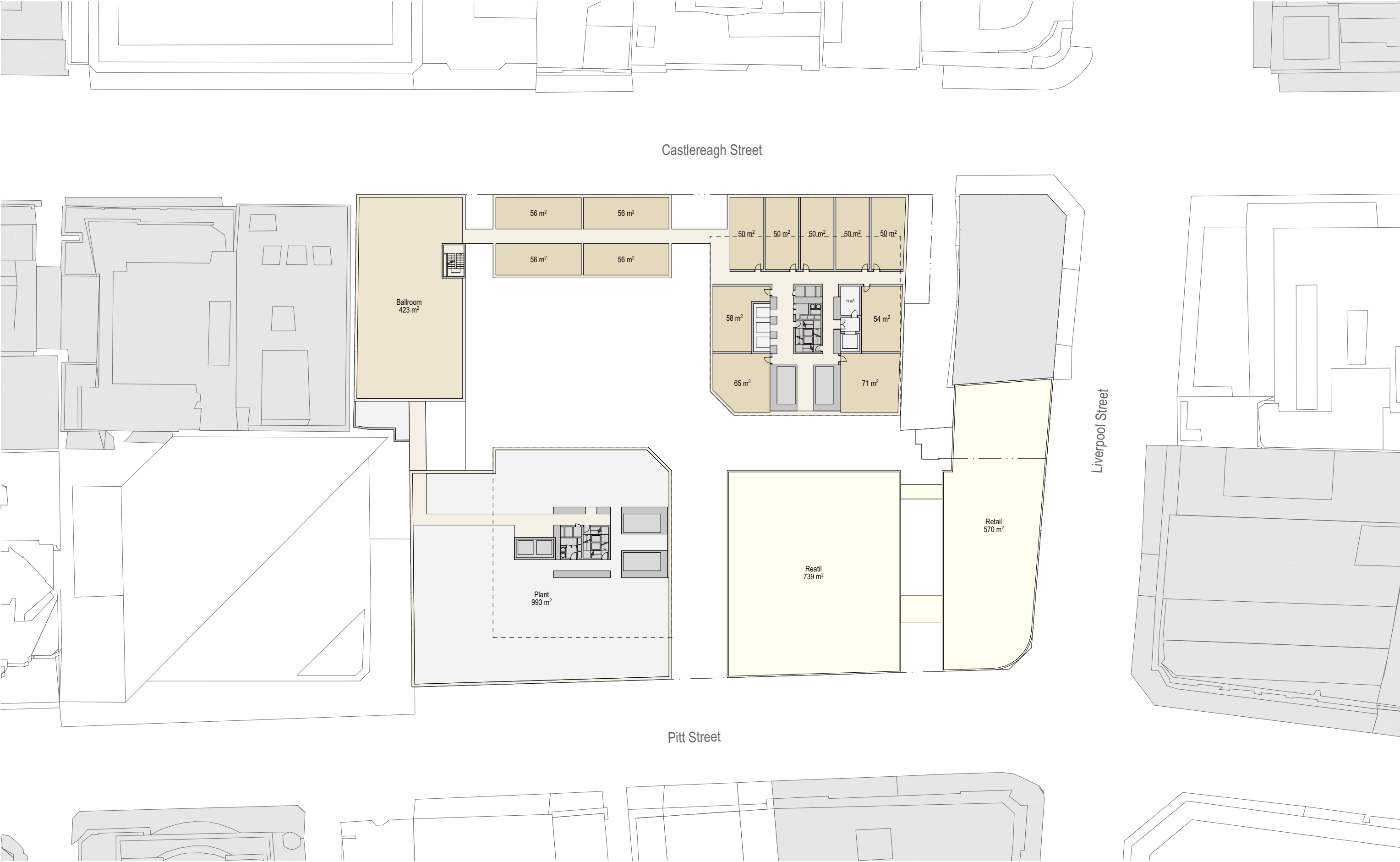


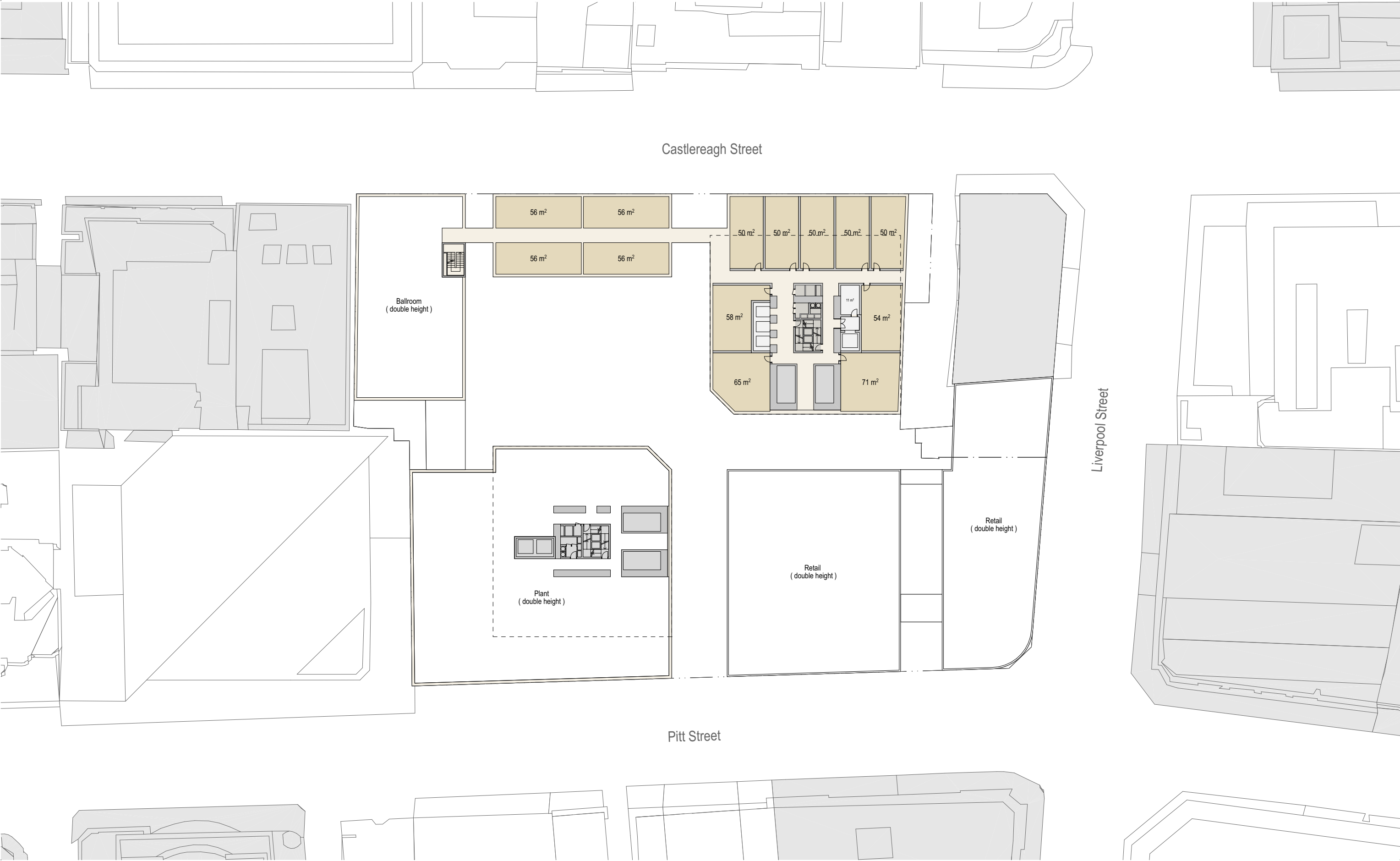


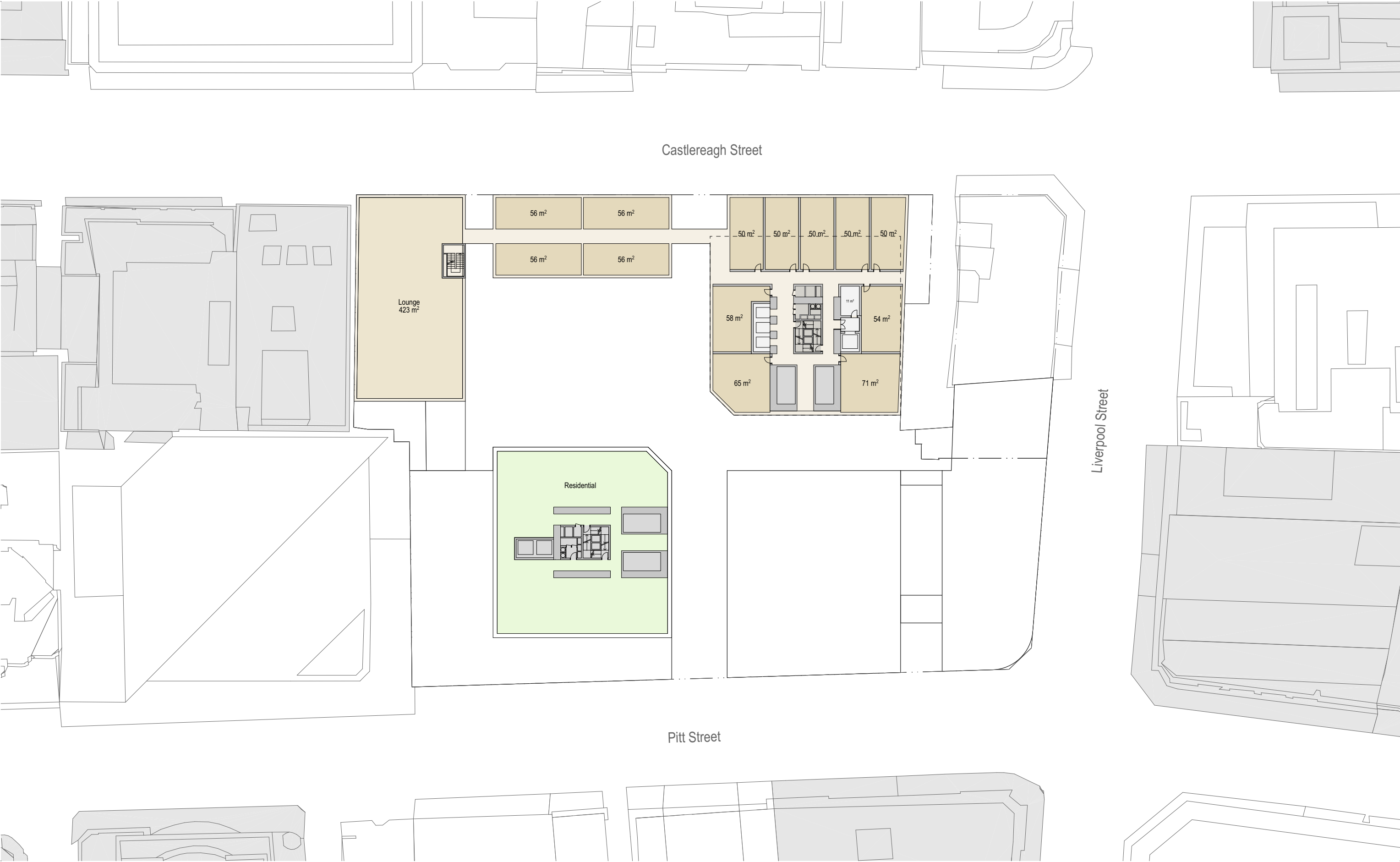


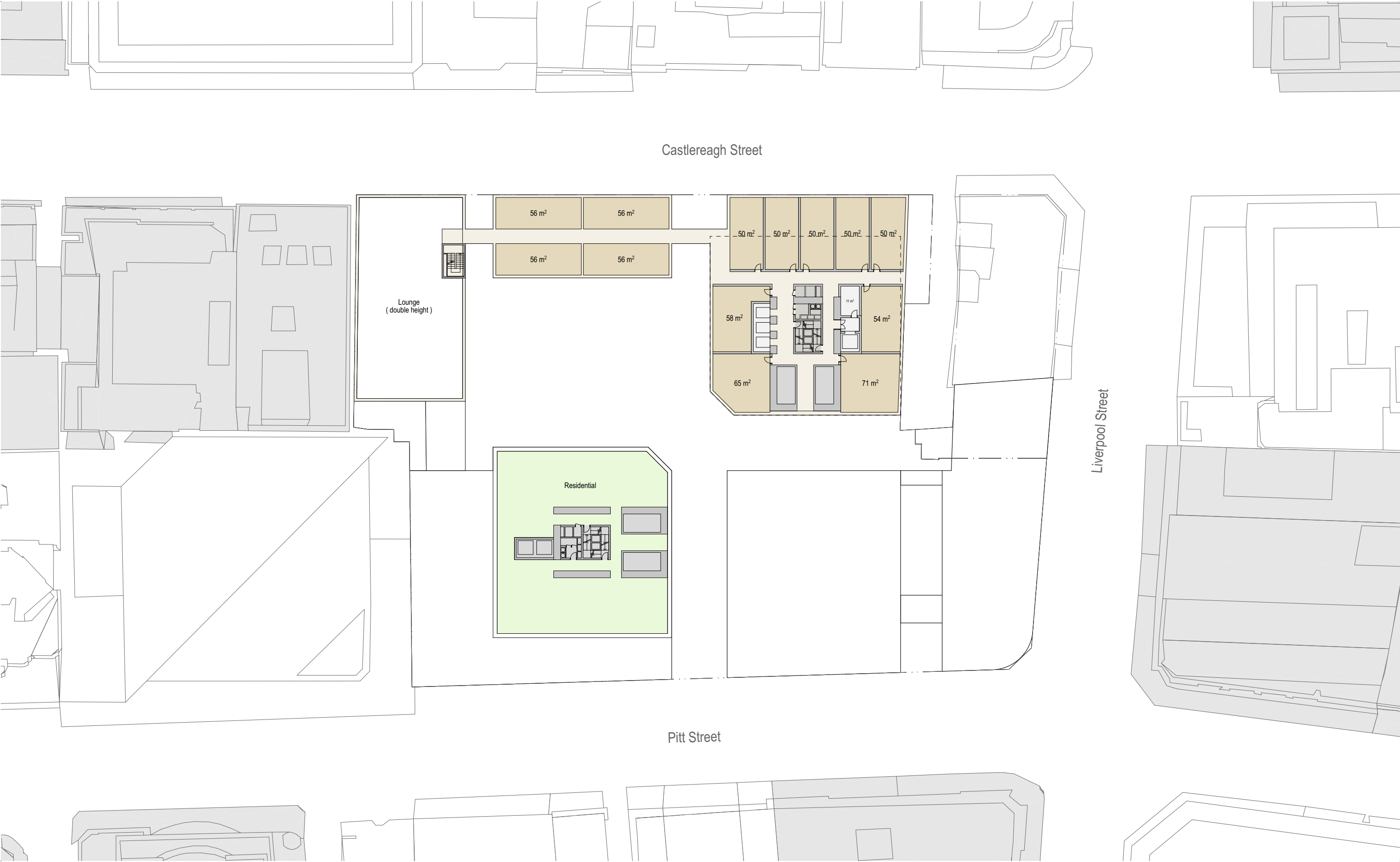


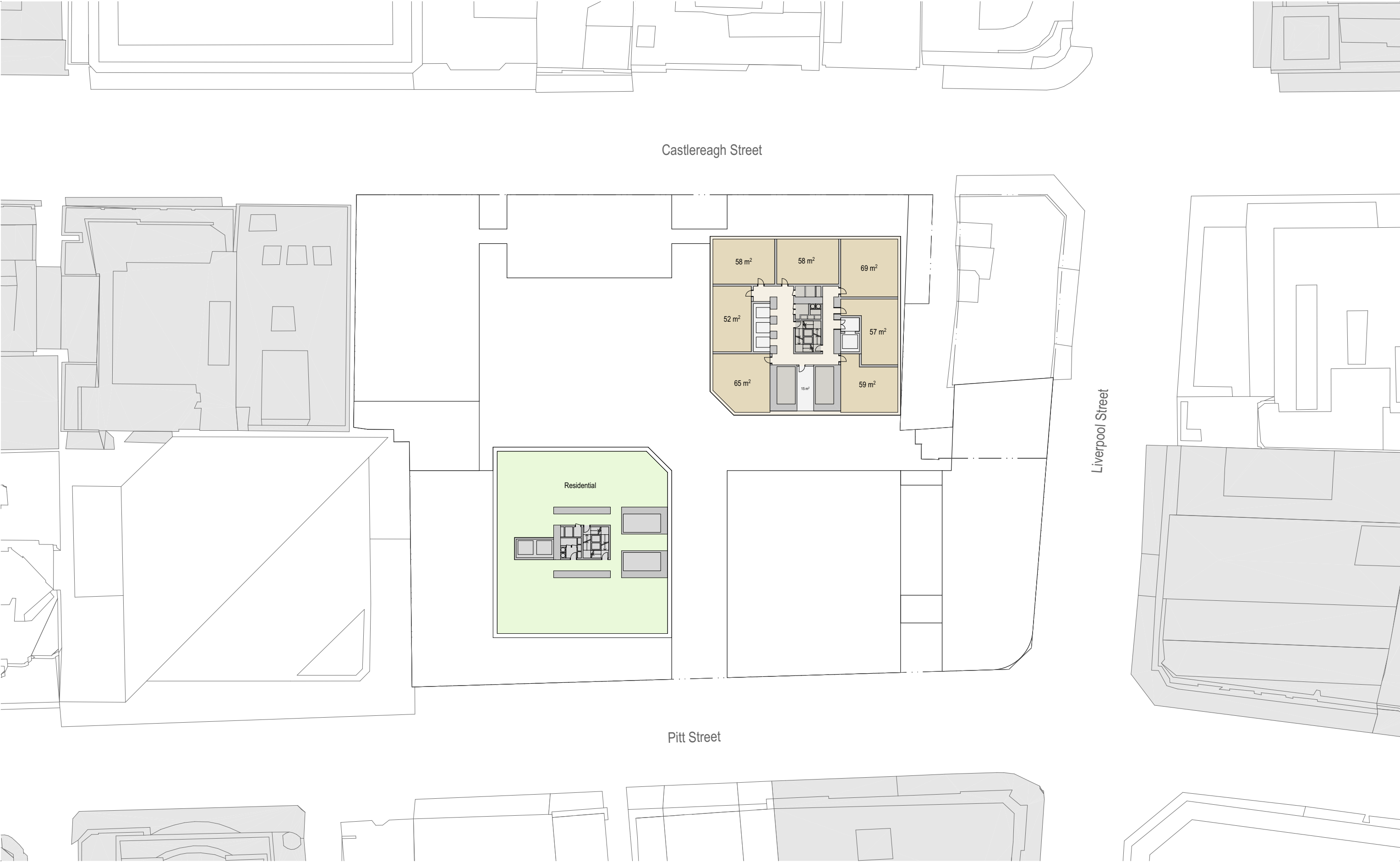


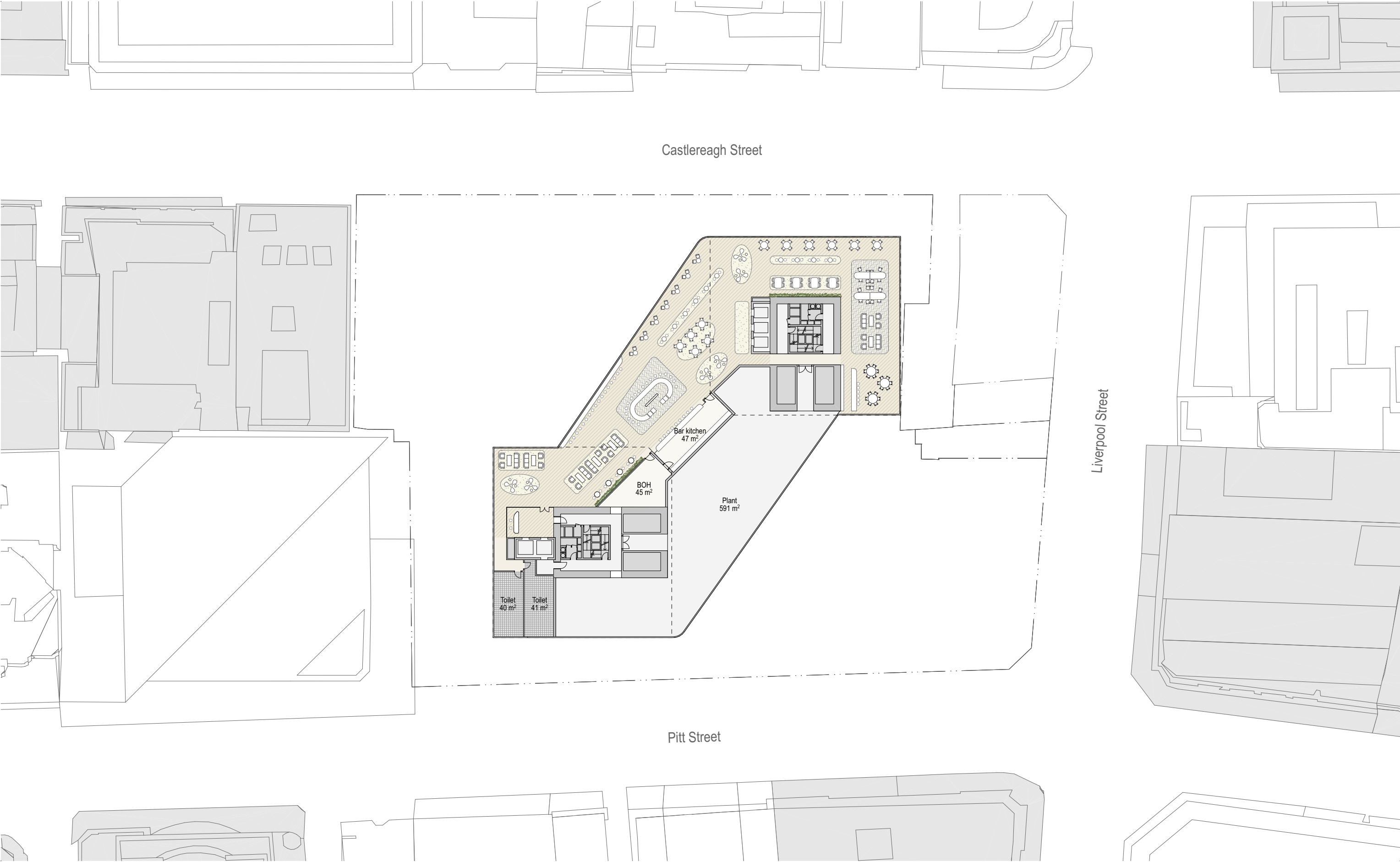


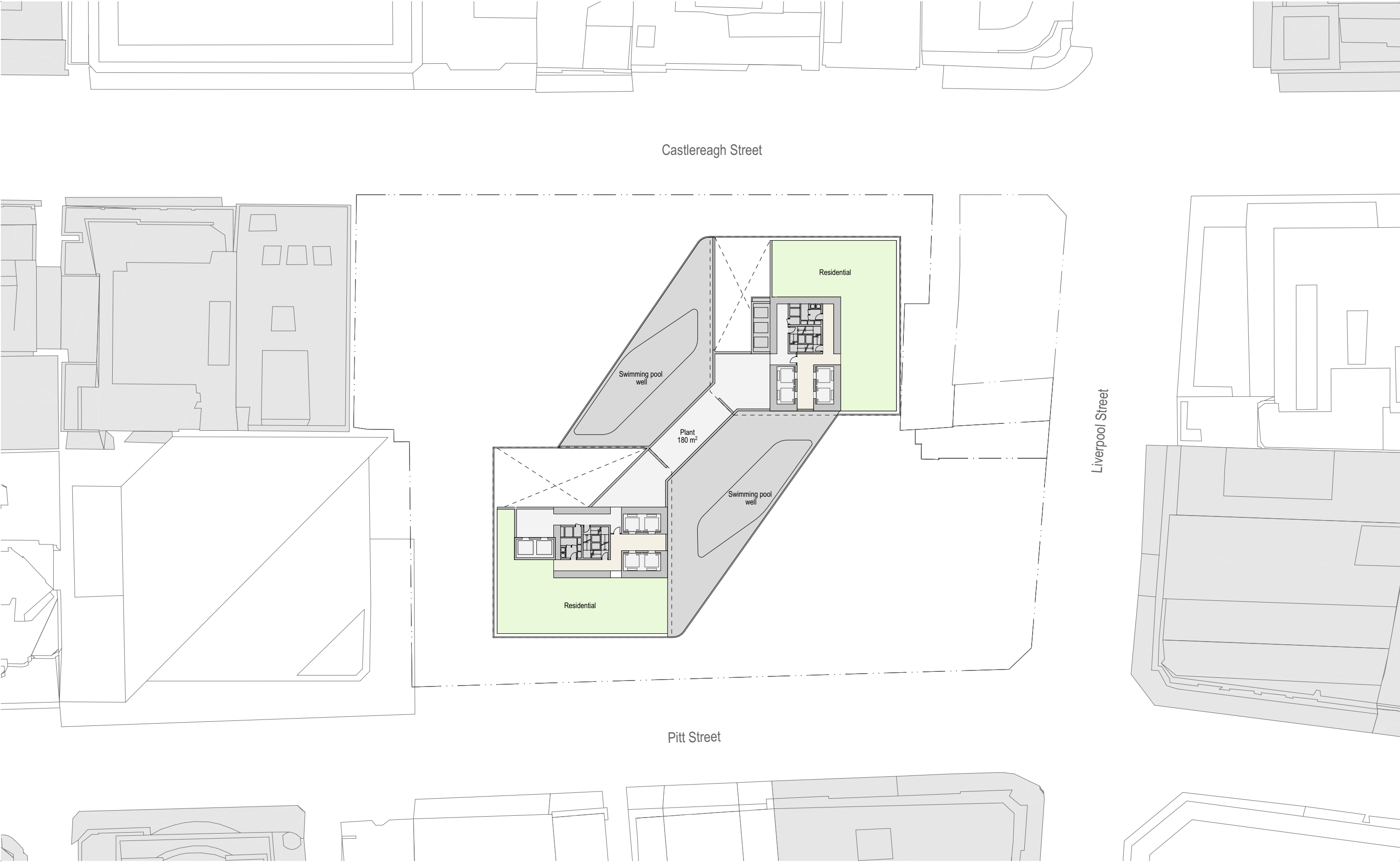


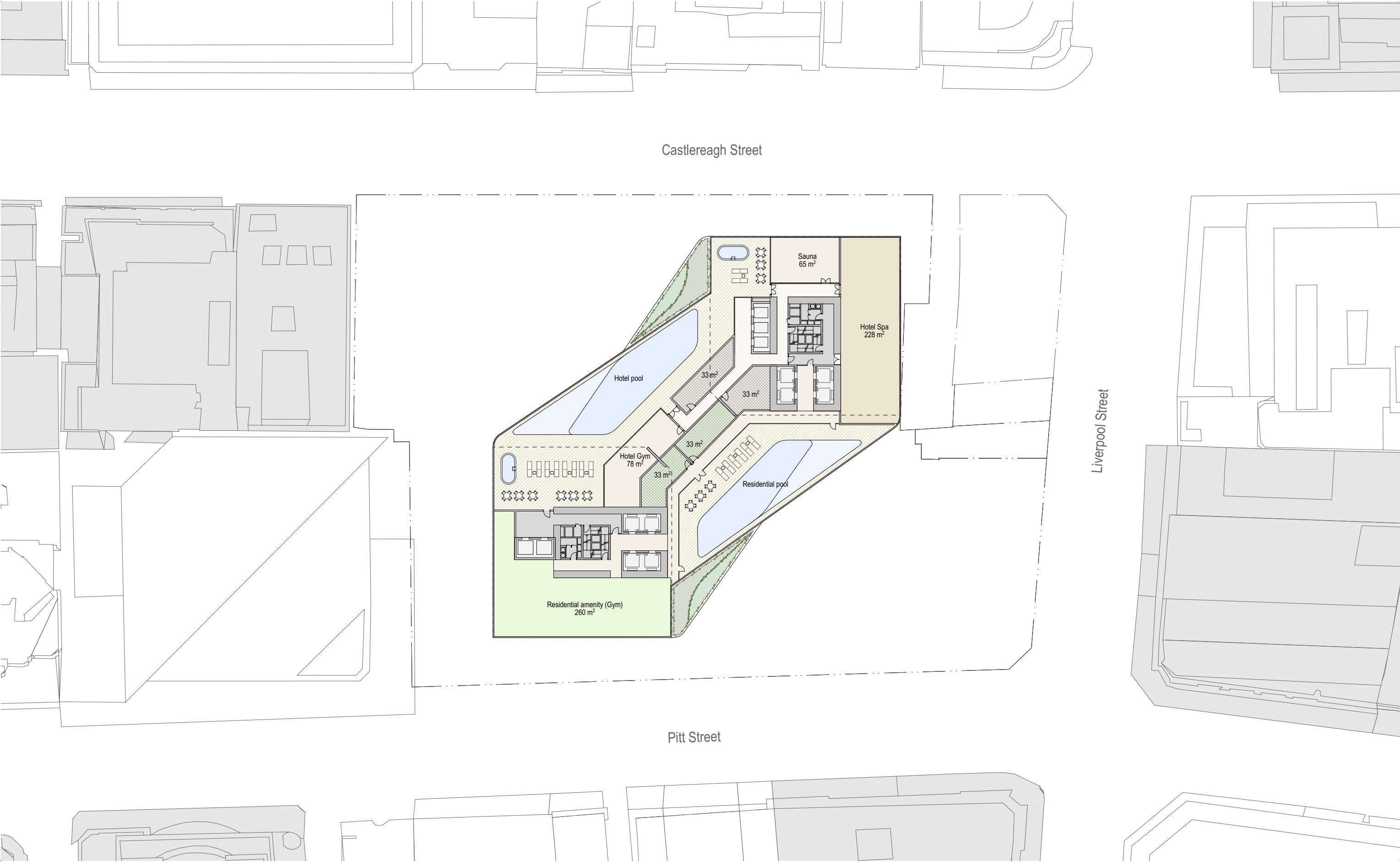


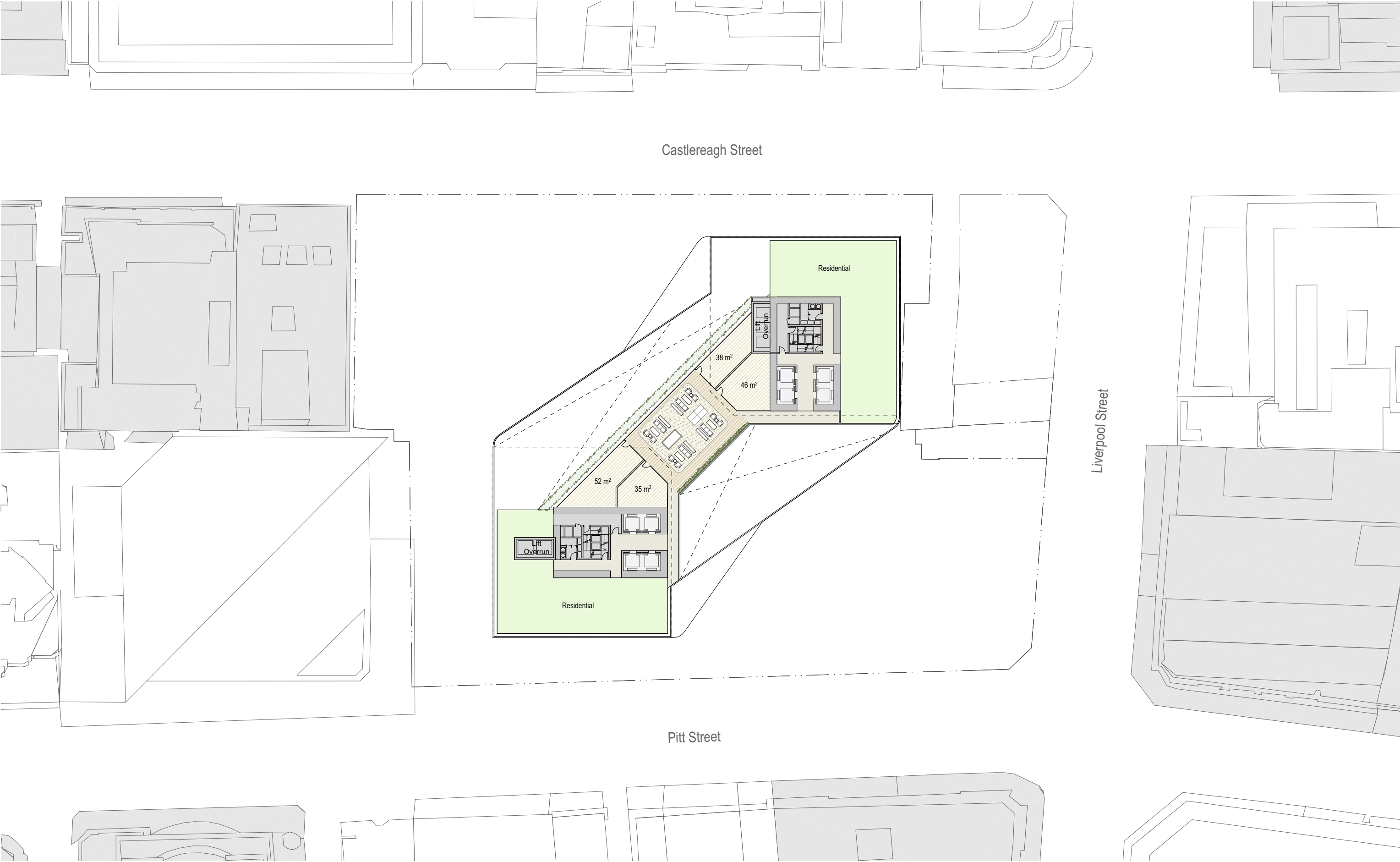














338 Pitt St Sydney NSW 2000

Development Summary - Concept Plan

Control

Site Area

Base FSR

residential FSR

hotel FSR

retail FSR

commercial FSR

total FSR

total allowable GFA

notes

incl. 128 & 130 Liverpool Street (surveyed)

additional land-use FSR 8:1 (Sydney LEP)

additional land-use FSR 8:1 (Sydney LEP)

additional land-use FSR 4.5:1 (Sydney LEP)

additional land-use FSR 4.5:1 (Sydney LEP)

Proportionate land-use

84,922 m2

total NLA/NSA

67,137 m2

unit

No.

mix

area

mix

unit

No.

cars

0.1 spaces / unit

Studio

0 units

0%

35 m2

5-10%

1 Bed

248 units

38%

50 m2

10-30%

2 Bed

337 units

52%

70 m2

40-75%

3 Bed

69 units

11%

90 m2

10-100%

Total

379 cars

Residential#

0 cars

Commercial

N/A cars

Retail

38 cars

Hotel

38 cars

Sub total

417 cars

Allowable total

654 units

Achieved total

461 cars

Commercial: (commercial GFA x site area) / (50 x total GFA)

Retail

Hotel

(retail GFA x site area) / (50 x total GFA) if less than 2,000 sqm

if more than 2000sqm - not applicable

1space / 4 bedrooms, up to 100 bedrooms

1space / 5 bedrooms, in excess of 100 bedrooms

efficiencies

Residential (tower)

Commercial

Retail

Hotel

Hotel (room)

NSA/GFA

76%

94%

72%

82%

79%

60%

RL

Floors

Height

GBA

GFA

NSA

balcony

GBA

GFA

NSA

balcony

GBA

GFA

NLA

GBA

GFA

NLA

GBA

GFA

NLA

GBA

GFA

NLA